

**REPORT - PLANNING COMMISSION MEETING**  
**October 14, 2004**

**Project Name and Number:** FIRE STATION #6 (PLN2005-00051)

**Applicant:** City of Fremont

**Proposal:** To consider a finding for General Plan conformity to allow the acquisition of property for a proposed fire station site in the Centerville Planning Area.

**Recommended Action:** Find that proposed acquisition conforms to the General Plan, based on findings stated in Exhibit "A".

**Location:** 4355 Central Avenue in the Centerville Planning Area.

**APN:** 501-521-3-2; 501-521-2-10

**Area:** 2.5 acres

**Owner:** George F. Silva

**Agent of Applicant:** Bill Reykalin, Fire Chief; Jake Lavin, Project Manager

**Environmental Review:** A Mitigated Negative Declaration has been prepared for this project.

**Existing General Plan:** Medium Density Residential, 6.5-10 Units per Acre Centerville Specific Plan

**Existing Zoning:** Planned District Centerville Specific Plan, P(CSPC)

**Existing Land Use:** Commercial truck parking

**Public Hearing Notice:** Public hearing notification is applicable. Notices were mailed to owners and occupants of property within a minimum radius of 500 feet from the site on the following streets: Peralta Boulevard, Wilburn Place, Jansen Terrace, Dusterberry Way, Logan Drive, Westminster Circle, and Central Avenue. The notices to owners and occupants were mailed on October 1, 2004. A Public Hearing Notice was delivered to The Argus newspaper on September 27, 2004 to be published by September 30, 2004.

**Executive Summary:** The applicant requests a finding of General Plan conformity to allow the acquisition of property for a proposed fire station site in the Centerville Planning Area. The site plan and architectural design for the fire station will come back to the Planning Commission and City Council for review and approval.

**Background and Previous Actions:** In November 2002, a Fire Safety Bond measure was approved by 74% of the voters of Fremont. The \$51 million Fire Safety Bond will fund land acquisition and construction of three new fire stations, seismic retrofit of the remaining stations, and a public safety training center. The City has begun land acquisition for the new location of Fire Station #6. On September 9, 2004, a community meeting was held to introduce nearby residents and property owners to the project.

**Project Description:** The City of Fremont is requesting that the Planning Commission find that City acquisition of the proposed site at 4355 Central Avenue is in conformance with the General Plan. The purpose of the property acquisition is to allow the City to develop a new fire station to replace the existing Fire Station #6 now located at 37412 Fremont Boulevard. The proposed site is approximately two and one-half acres. The project site is located in an area with existing residential and commercial development on all sides of the site. There is not a development plan for the Planning

Commission to consider at this time because no specific site plan or architectural design has yet been developed by the City's consultant. Staff anticipates future community meetings regarding the design of the project. The project will return to Planning Commission with a General Plan Amendment to designate the site as a Fire Station location and a major amendment to the Planned District zoning for site plan and architectural review. The existing commercial buildings at the project site will be demolished as part of the proposed Fire Station #6 development.

Fire Station #6 is anticipated to be approximately 13,000 square feet with three or four apparatus bays. It will house one engine company (three personnel), one truck company (three personnel) and one battalion commander. The project is designed with room for expansion as well as reserve apparatus. The building will have a kitchen, dining room, day room, fitness room, bedrooms, office area, emergency medical services (EMS) sink / work area, turnout (firefighting clothing) room, project and supplies work area and storage, restrooms, public area, and other features that a building of this size and use would require. There will possibly be a classroom training facility. The project will include a security gate and open fence at the entrance to the work areas and a masonry wall or fence adjoining the neighboring properties. There will be on-site public parking and parking for the staff. The building will be one and/or two stories in height. There will be an outdoor patio area, landscaping in both public and secured areas, and an emergency generator and fuel tank. The building will be staffed and operational as a fire station 24-hours a day / 365 days a year. A separate building of approximately 3,000 square feet is proposed for the storage of apparatus and other equipment.

**Legal Requirement for Public Land Acquisition:** California Government Code Section 65402 establishes requirements for review of public property transactions by local planning agencies. Pursuant to the State code, the City of Fremont is required to submit all acquisitions of property for public purposes to the Planning Commission. The City may not acquire any property until the location, purpose and extent of the acquisition has been reviewed by the Planning Commission as to conformity with the adopted General Plan. The law requires the Commission to render its report on conformity within 40 days after the matter was submitted.

While there is no legal requirement that the Planning Commission hold a public hearing on a finding for conformity with the General Plan, this procedure has been observed for other public acquisitions. The public hearing will help assure that adequate public notice is provided as to the intent to purchase the site for a City fire station, and that the public is allowed to provide comments early in the planning process. Assuming that the Planning Commission finds that the acquisition of the subject site is in conformity with the General Plan, the City Council is tentatively scheduled to consider the proposed acquisition at its meeting of October 26, 2004.

**General Plan and Zoning Conformance:** The existing location of Fire Station #6 is in a building that is much smaller than the optimal size for modern Fire Department operations. New fire stations are approximately 10,000 square feet in size. The existing Fire Station #6 was built in 1954 and is approximately 4,600 square feet. Among other issues, the current apparatus bays are too small for the newer engines. The existing Fire Station #6 is also located within the Centerville Specific Plan Area, Subarea 1. The Concept Plan for this Subarea (Figure C-2) indicates that the relocation of the fire station is part of the redevelopment of the area. The Fire Department has developed a computer model of incidents and coverage of the City. The proposed project site was selected in context of all districts and the number of calls received by all stations. The three busiest stations are located in the Central, Centerville, and Irvington areas. Those three stations receive half of all emergency calls. A new fire station is preferably located on an arterial street.

Fire Department staff considered several sites for this replacement station. The proposed site would provide fire protection for the Centerville area of the City and response elsewhere in the City by providing improved fire response facilities. The proposed site is approximately two and one half acres and located at the intersection of two arterials, Central Avenue and Dusterberry Way. The new site is larger than the typical one acre size because the site design is expected to include both a storage building for apparatus and other equipment and a classroom training facility. The proposed new fire station location is expected to support the Fire Department goal of responding to emergency calls within 5 minutes 30 seconds on 90% of the calls. The proposed site is located within the Centerville Specific Plan Area. The proposed acquisition of land for a fire station is consistent with the following objective, policy, and implementation measures of the General Plan:

## **Fundamental Goals of the General Plan:**

### **Goal F-10: PUBLIC SERVICES RESPONSIBLY MANAGED AND EQUITABLY DISTRIBUTED THROUGHOUT THE CITY.**

Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.

## **Health and Safety Goals and Policies:**

<b>Objective HS 4.1:</b>	Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.
<b>Policy HS 4.1.1:</b>	Provide an adequate level of fire equipment and personnel to protect the community.
<b>Implementation 1:</b>	Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.
<b>Objective HS 5.1:</b>	Maximum feasible achievement of a five minute 30 second response time for areas where response time for areas where response time is identified as achievable.
<b>Policy HS 5.1.2:</b>	Consider improvements in services and facilities to provide maximum feasible achievement of a five minute 30 second response within the City.
<b>Policy 5.1.3:</b>	Continue to provide necessary training and equipment to improve emergency response.
<b>Implementation 2:</b>	Periodically review training facilities to evaluate the need for expansion of existing facilities and the construction of new facilities.

**Environmental Analysis:** A Mitigated Negative Declaration has been prepared for this project. The comment period began September 28, 2004 and ends October 18, 2004. The City Council is tentatively scheduled to review the proposed environmental document on October 26, 2004. The Commission may provide comments on the environmental document at this time.

**Enclosures:** Location Map

**Informational:** Initial Study and draft Mitigated Negative Declaration

**Exhibits:** Exhibit "A" (Findings)

## **Recommended Actions:**

1. Hold public hearing.
2. Find that PLN2005-00051 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Fundamental Goals and Health and Safety Chapters, as set forth in Exhibit A, hereby adopted by reference.

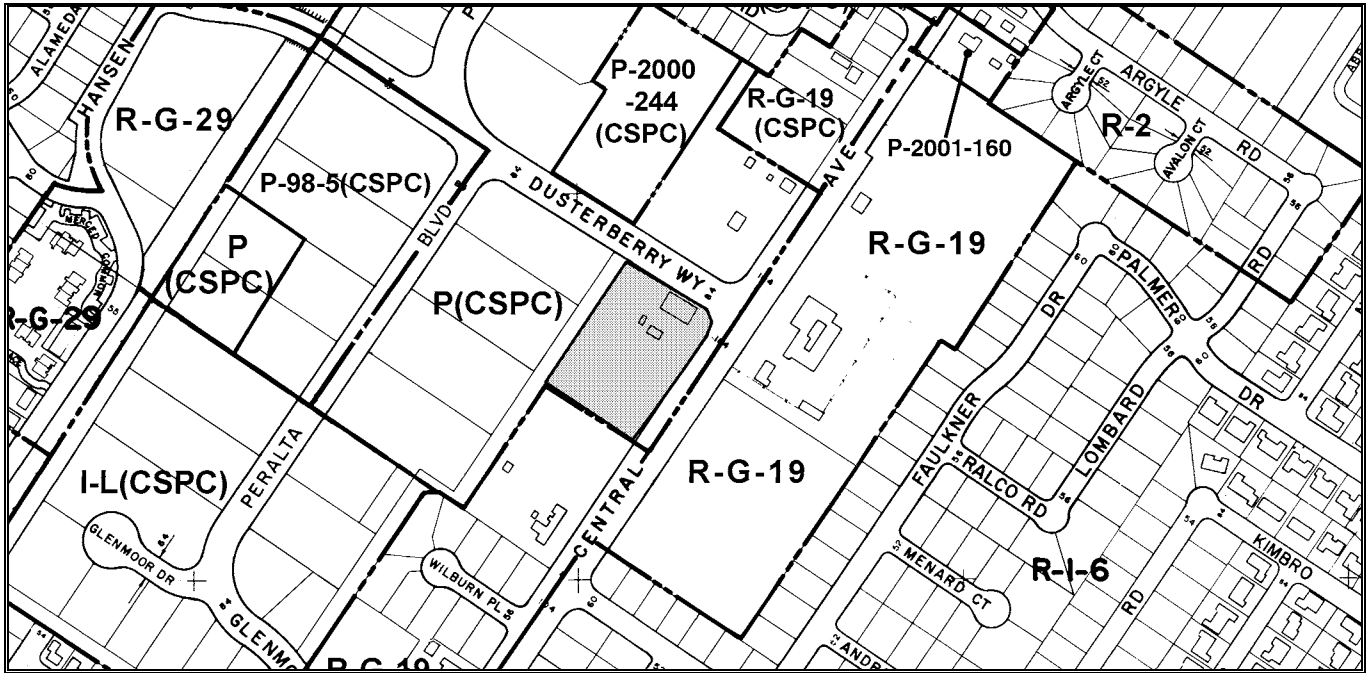
**EXHIBIT "A"**  
**FIRE STATION #6**  
**(PLN2005-00051)**

**FINDINGS**

1. The findings below are made on the basis of information contained in the staff report to the Planning Commission dated October 14, 2004, incorporated herein.
2. The Planning commission has considered the location, purpose and extent of the proposed acquisition by the City of Fremont of a 2.5 acre site located at 4355 Central Avenue, for the purpose of developing a new fire station. The Planning Commission hereby finds that the proposed acquisition conforms to the adopted Fremont General Plan as adopted in 1991, and would contribute to realization of Fundamental Goals of the General Plan, specifically Goal F-10: Public Services responsibly managed and equitably distributed throughout the City. Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.
3. The Planning Commission further finds that the proposed acquisition would conform with the following General Plan Policies, objectives and implementation measures:

<b>Objective HS 4.1:</b>	Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.
<b>Policy HS 4.1.1:</b>	Provide an adequate level of fire equipment and personnel to protect the community.
<b>Implementation 1:</b>	Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.
<b>Objective HS 5.1:</b>	Maximum feasible achievement of a five minute 30 second response time for areas where response time for areas where response time is identified as achievable.
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<b>Policy 5.1.3:</b>	Continue to provide necessary training and equipment to improve emergency response.
<b>Implementation 2:</b>	Periodically review training facilities to evaluate the need for expansion of existing facilities and the construction of new facilities.

Existing Zoning  
Shaded Area represents the Project Site



Existing General Plan

